

Application Narrative for:

Whisper Rock

P.C.D. & Development Agreement Amendment

WHISPER ROCK PROJECT HISTORY.

In early 1999, the Scottsdale City Council approved a Use Permit for the first phase of the Whisper Rock Golf Club. During the last six years, both golf courses [Whisper Rock Golf Club] and clubhouse facilities have been constructed. Preliminary and final plats have also been approved and / or recorded for most of the residential neighborhoods within the community - "Estates at Whisper Rock". Additionally, the Development Review Board has approved the Master Environmental Design Concept Plan for the entire community in 1999.

Due to a national membership at the Whisper Rock Golf Club, overnight accommodations are a very important amenity for the members. As a means to provide these unique accommodations, a rezoning to R-4R [Resort] with Amended Development Standards [ADS] and Development Agreement was proposed that allows a maximum of 50 member cottages to be located in and around the golf course and club house campus.

During the planning and development of the Whisper Rock master plan, further refinement of the golf cottages program was developed and eventually reviewed and approved by the City staff, Planning Commission and City Council. These approvals included the initial Development Agreement, PCD overlay [with stipulations] and R-4R amended standards on November 27th, 2000 [29-ZN-00]. A subsequent update to the Development Agreement, PCD overlay and amended standards was approved by the City Council on April 1st, 2003 [29-ZN-00 #2].

SUMMARY OF PROPOSED REQUEST.

This application includes revisions and updates to the following previously approved documents:

- PCD Stipulations
- Development Agreement
- R-4R Development Standards

This application represents an "administrative" clean-up of existing language within the approved Whisper Rock PCD documents. These amendments are mutually beneficial to the developer and the city staff to comply with the staff's "new" interpretation of the existing stipulations and standards. The original premise for the cottages concept is exactly the same and does not result in any additional density or units.

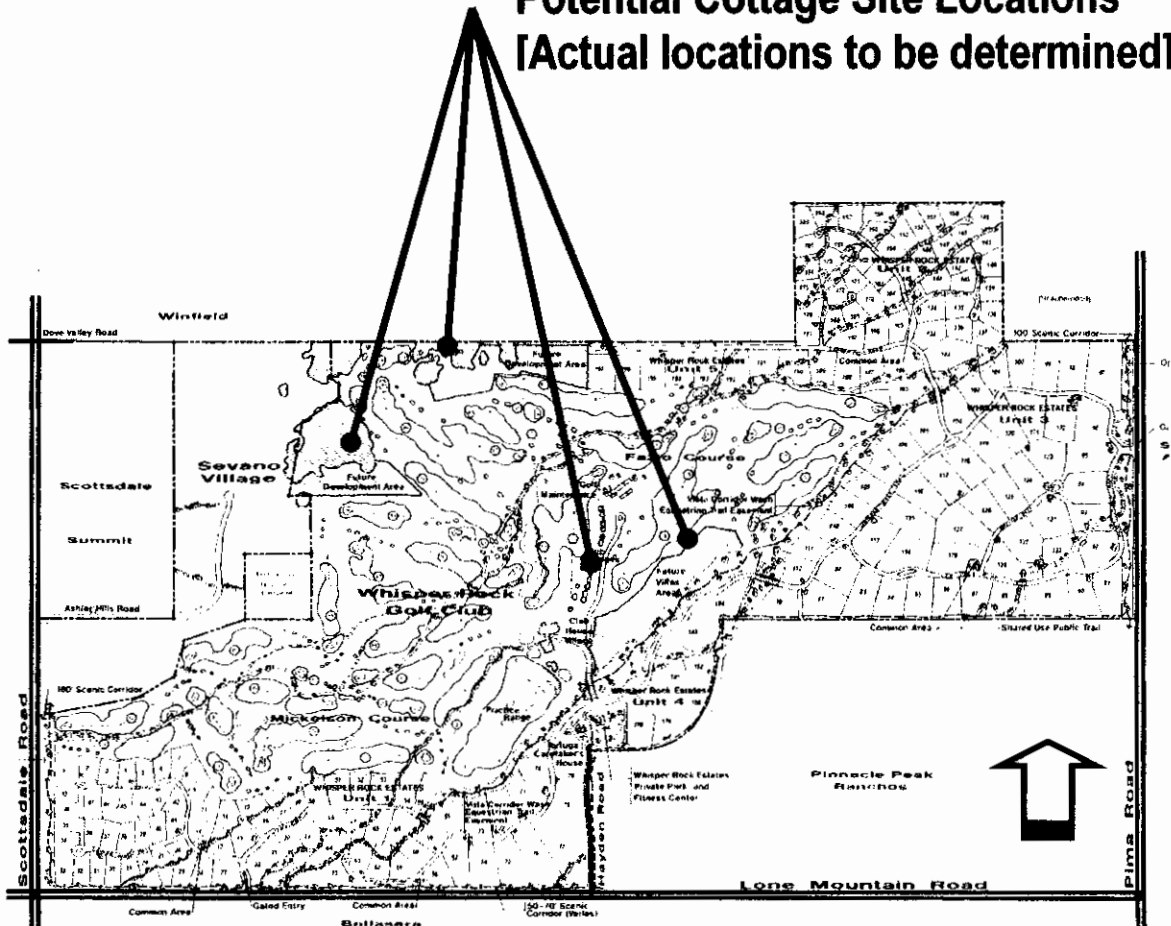
29-ZN-2000#3
6-24-05

Whisper Rock

LOCATION MAP.

Not to scale.

Potential Cottage Site Locations [Actual locations to be determined]



ENVIRONMENTAL CONDITIONS.

Over the past six years, numerous reports and studies have been prepared by the development team addressing the Environmentally Sensitive Lands [ESL] Ordinance analysis requirements for the entire Whisper Rock community [NOTE: Whisper Rock is subject to the provisions and restrictions set forth in the 1991 version of the ESL ordinance]. These documents include:

- Topography
- Master Drainage Report
- 404 Wash Delineation
- ESL Landform Determination and Slope Analysis
- Archaeological Resources Inventory
- Native Plant Inventory & Salvage Program
- Natural Area Open Space Master Plan

Whisper Rock

PROPOSED REQUEST.

The existing entitlements permit a maximum of 50 golf club cottages to be constructed on approximately ten acres. Two issues arose during the platting process:

1. Initially, the goal was to identify small, "postage stamp" parcels scattered in and around the golf course. This concept was later determined to be impractical due to the difficulty of providing cost effective access and utility connections to individual units dispersed over a large area. The current program features cottages clustered in small groups called "Units". Approximately 4-6 cottage development "Units" are anticipated for Whisper Rock.
2. Further, during the initial platting of the first phases of golf cottages in Whisper Rock, the developer and the City Project Coordination staff determined that the 10-acre restriction creates numerous technical conflicts including cottage access, setback determinations, platting process [traditional preliminary plat versus condominium plat] and the difficulty the administrative "book-keeping" of the actual area of R-4R use. This amendment request would clean-up these issues by increasing the 10-acre "area" requirement to reflect the actual area of each development "unit". Approval of this request will result in less density for the R-4R district of Whisper Rock. With the expanded "area", the density of the R-4R district will be decreased from 5.0 units per acre to 1.8 units per acre.

NOTE: THE OVERALL MAXIMUM OF 50 COTTAGE UNITS DOES NOT CHANGE.

The following is a descriptive summary of the actual proposed amendments to existing entitlements for the Whisper Rock Club Cottages:

1. Stipulations. Amend "Planning / Development" stipulation [case 29-ZN-00 #2] number 4 to read "Maximum Dwelling Units/Maximum Density. Maximum dwelling units and maximum density shall be as indicated on the approved development submittal attached to this case except as modified herein. The maximum number of dwelling units within the R-4R parcel shall be fifty [50] dwelling units to be located on no more that ~~ten~~ [10] twenty-eight [28] acres."
2. Development Agreement. Amend the Development Agreement [No. 2001-023-COSA] Paragraph Three, "Use Restriction", to amend the reference to "...ten [10] acres in aggregate." with "...twenty-eight [28] acres in aggregate."
3. Amended Development Standards. Also requested is additional refinement of the R-4R ADS to provide more specific definition and clarity to the text specifically related to this unique product and development program at Whisper Rock [See text revisions at the end of this report].

GENERAL PLAN.

These requests are consistent with the previously approved General Plan amendment and the City's current General Plan.

Whisper Rock

NEIGHBORHOOD CONTACT & INPUT.

During the last six years, the owner and the development team have spent a great deal of time talking to local residents and neighborhood associations that live in this area. The reaction to the Whisper Rock project thus far can be characterized as very favorable. This process will continue throughout implementation of the community. A summary of that contact effort has been submitted under separate cover with this application.

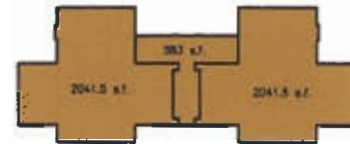
CONCLUSIONS.

This application is consistent with the original premise for the golf cottages: In conclusion:

1. Although the "details" of the previous entitlements [Development Agreement, stipulations and development standards] are being amended, the intent of the original approval remains exactly the same.
2. Clarification of the stipulations and development standards for the Whisper Rock Golf Club member cottages provide for a more direct and straight forward review and approval of the golf cottages by the developer and City Project Coordination staff during the platting and construction permitting process.
3. The proposed amendments do not result in any increase in the overall density or unit count of the Whisper Rock community.

UNIT 7 LOTS

LOT 1	12,028 sq. ft.
LOT 2	14,177 sq. ft.
LOT 3	17,284 sq. ft.
LOT 4	11,389 sq. ft.
LOT 5	15,478 sq. ft.
LOT 6	16,989 sq. ft.
LOT 7	16,187 sq. ft.
LOT 8	14,089 sq. ft.
LOT 9	12,813 sq. ft.
LOT 10	16,408 sq. ft.
LOT 11	14,895 sq. ft.
LOT 12	15,147 sq. ft.
LOT 13	15,180 sq. ft.
LOT 14	10,442 sq. ft.
LOT 15	14,163 sq. ft.
LOT 16	12,218 sq. ft.
LOT 17	14,197 sq. ft.
TOTAL	243,884 sq. ft. or 5.58 ACRES



TYPICAL GOLF COTTAGE, PHASE 1
N.T.S.

	UNITS	AREA
ALLOWED	50	435,600 SQ. FT. OR 10.00 ACRES
GOLF COTTAGES, PHASES 2-5 (1) 53-DR-2003	10	22,415 SQ. FT. OR 0.51 ACRES
GOLF COTTAGES, PHASE 1 (2) 53-DR-2003	2	4,888 SQ. FT. OR 0.11 ACRES
WHISPER ROCK, UNIT 7 (2) 13-PP-2004	17	243,884 SQ. FT. OR 5.58 ACRES
TOTAL (TO DATE)	29	271,065 SQ. FT. OR 6.22 ACRES
REMAINING	21	164,535 SQ. FT. OR 3.78 ACRES

LEGEND

PCO BOUNDARY

- (1) UNITS AND AREAS ARE PRELIMINARY. THE CHART WILL BE UPDATED DURING THE FINAL PLAT PROCESS.
- (2) UNITS AND AREAS ARE ACCURATE AND ARE CURRENTLY BEING SUBMITTED TO THE CITY FOR FINAL APPROVAL.



GILBERTSON ASSOCIATES, Inc.
consulting civil engineers & land surveyors
2800 West Pershing Drive, Suite 200, Phoenix, Arizona 85019-4000

CONTEXT AERIAL
WHISPER ROCK GOLF VILLAS
R4-R ZONING AREA
ACREAGE AMENDMENT

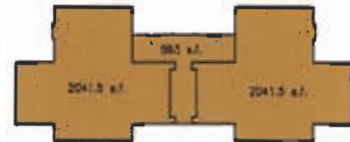
Designed by: S. Lott
Date: June 25, 2003

Drawn by: G. Lott
Job No: 7128

Sheet 1 of 1

UNIT 7 LOTS

LOT 1	12,029 sq. ft.
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LOT 12	18,147 sq. ft.
LOT 13	15,180 sq. ft.
LOT 14	15,442 sq. ft.
LOT 15	14,183 sq. ft.
LOT 16	12,319 sq. ft.
LOT 17	14,197 sq. ft.
TOTAL	243,884 sq. ft. or 5.56 acres



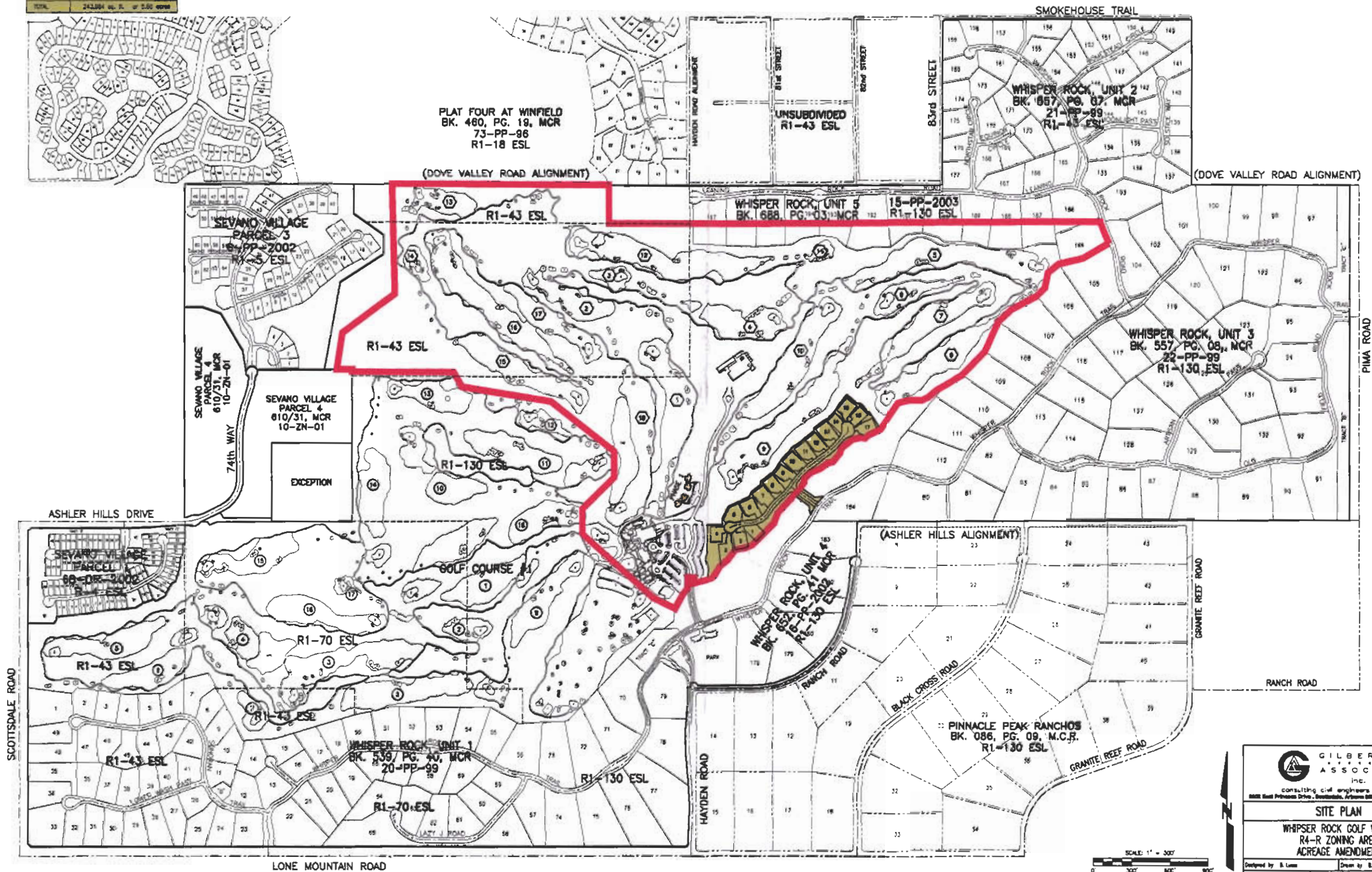
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PCD BOUNDARY

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GILBERTSON ASSOCIATES, INC.
consulting civil engineers & land surveyors
3800 East Pecos Drive, Suite 100, Mesa, Arizona 85205-0001

SITE PLAN
WHISPER ROCK GOLF VILLAS
R1-R ZONING AREA
ACREAGE AMENDMENT

Designed by: B. Lums
Date: June 24, 2005

Drawn by: B. Lums
Job No: 7128

Sheet 1 of 1